

**Sunshine Prairie**  
**Sunshine Drive**  
**Davis, OK 73030**

**\$525,740**  
**108± Acres**  
**Murray County**



**Sunshine Prairie**  
**Davis, OK / Murray County**

---

**SUMMARY**

**Address**

Sunshine Drive

**City, State Zip**

Davis, OK 73030

**County**

Murray County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

34.607939 / -97.07255

**Acreage**

108

**Price**

\$525,740

**Property Website**

<https://legendary.land/property/sunshine-prairie-murray-oklahoma/50734/>



**Sunshine Prairie**  
**Davis, OK / Murray County**

---

**PROPERTY DESCRIPTION**

Sunshine Prairie is a true combo property near the community of Chigley in Murray County, OK. This property carries as much weight on the hunting side as it does the grazing. Rolling native grass fields and bottomland hay meadows are laced with mature hardwood timber draws and seasonal creeks. This ranch is cross fenced into three separate pastures and one hay meadow along the southeastern boundary. All of the ponds on this property are stocked and hold water year around, as well as offer outstanding waterfowl hunting. Along the eastern border you will find a seasonal creek that could potentially offer another pond location.

**Location:**

- \*Oklahoma City - 73 miles
- \*DFW - 131 miles
- \*Davis, OK - 14 miles
- \*Sulphur, OK - 13 miles
- \*Wynewood, OK - 8

**Access:**

- \*Paved Rd. Sunshine Rd.

**Water:**

- \*4 ponds
- \*Largest pond is 3.5 acres at max capacity
- \*Seasonal Creeks, 3 acre lake site

**Utilities:**

- \*Rural water & Water Well availability
- \*Electric Meter Availability

**Climate:**

- \*Approximately +/-38 inches of annual precipitation

**Minerals:**

- \*Surface Only

**Wildlife:**

- \*Whitetail Deer
- \*Wild Turkey
- \*Waterfowl
- \*Dove
- \*Wild Hogs

**Fishing:**

- \*Bass
- \*Bluegill
- \*Catfish

**Terrain:**

- \*Native and improved grass suitable for grazing
- \*Hardwood draws
- \*Elevation ranging from 940'-1020'

**Improvements:**

- \*NA

**Equipment:**

\*NA

*If you are not already on the Legendary Land Company website, please follow the "Property Website" link.*

When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Legendary Land Company.

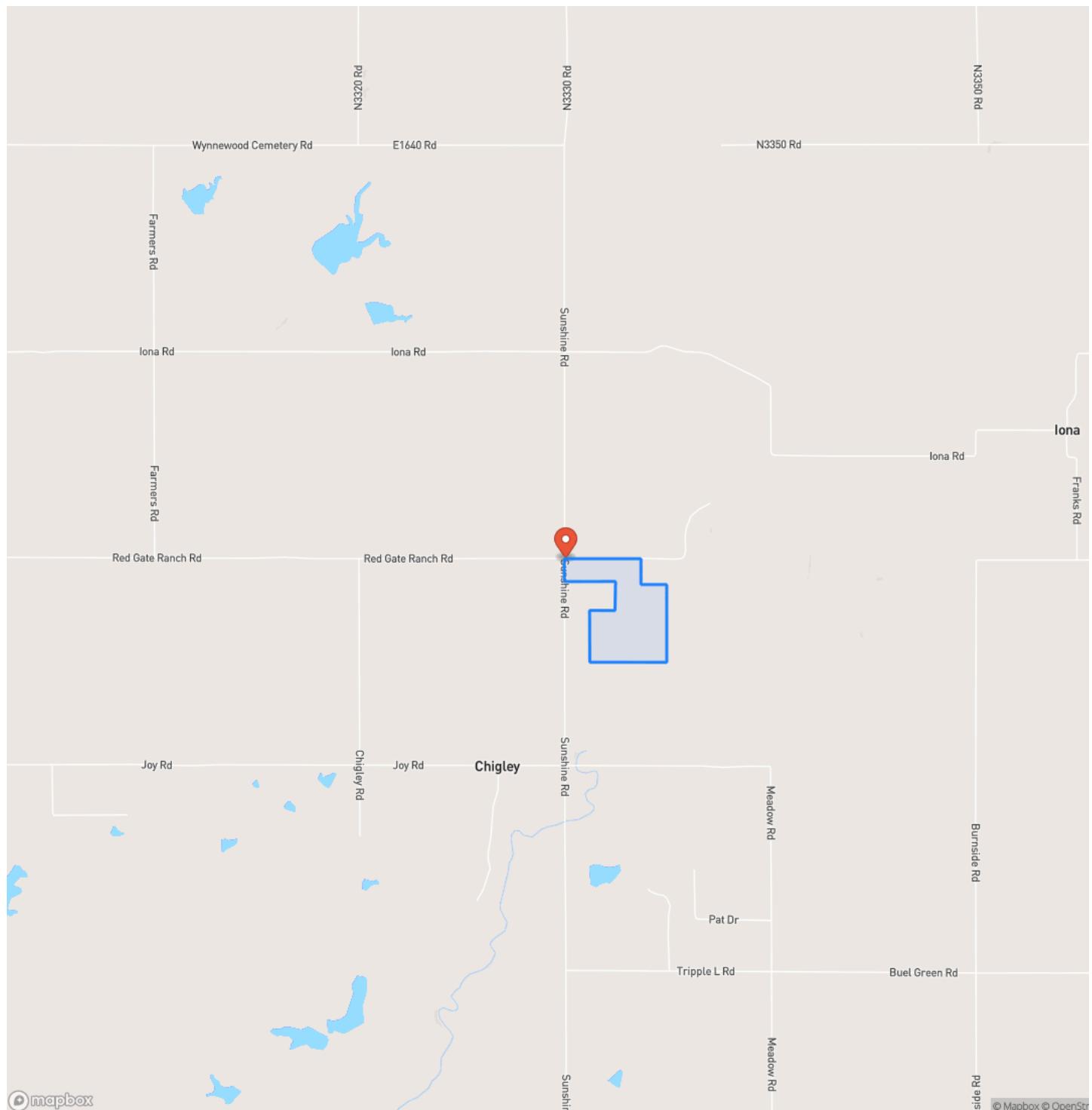


**Sunshine Prairie**  
Davis, OK / Murray County

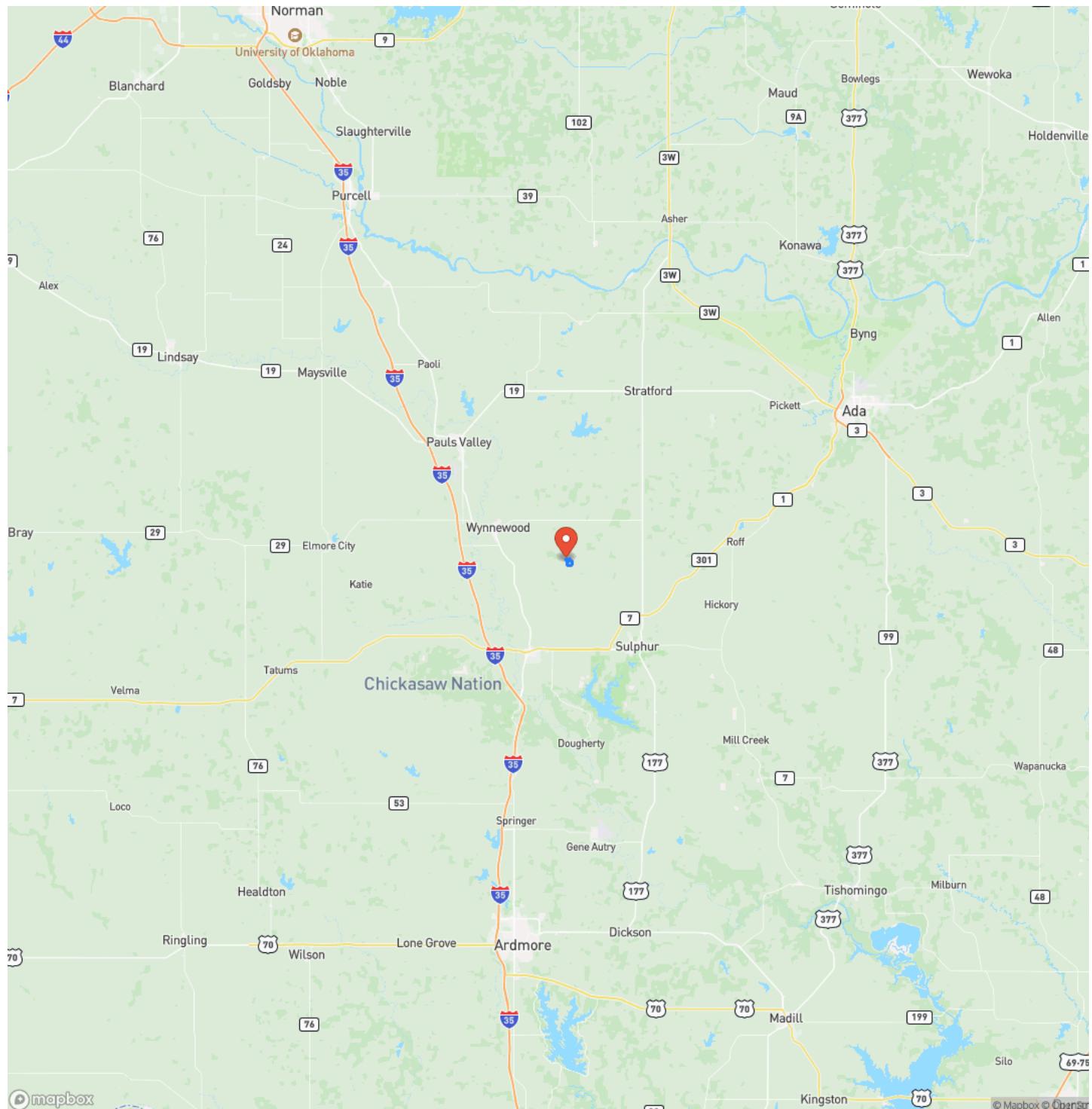
---



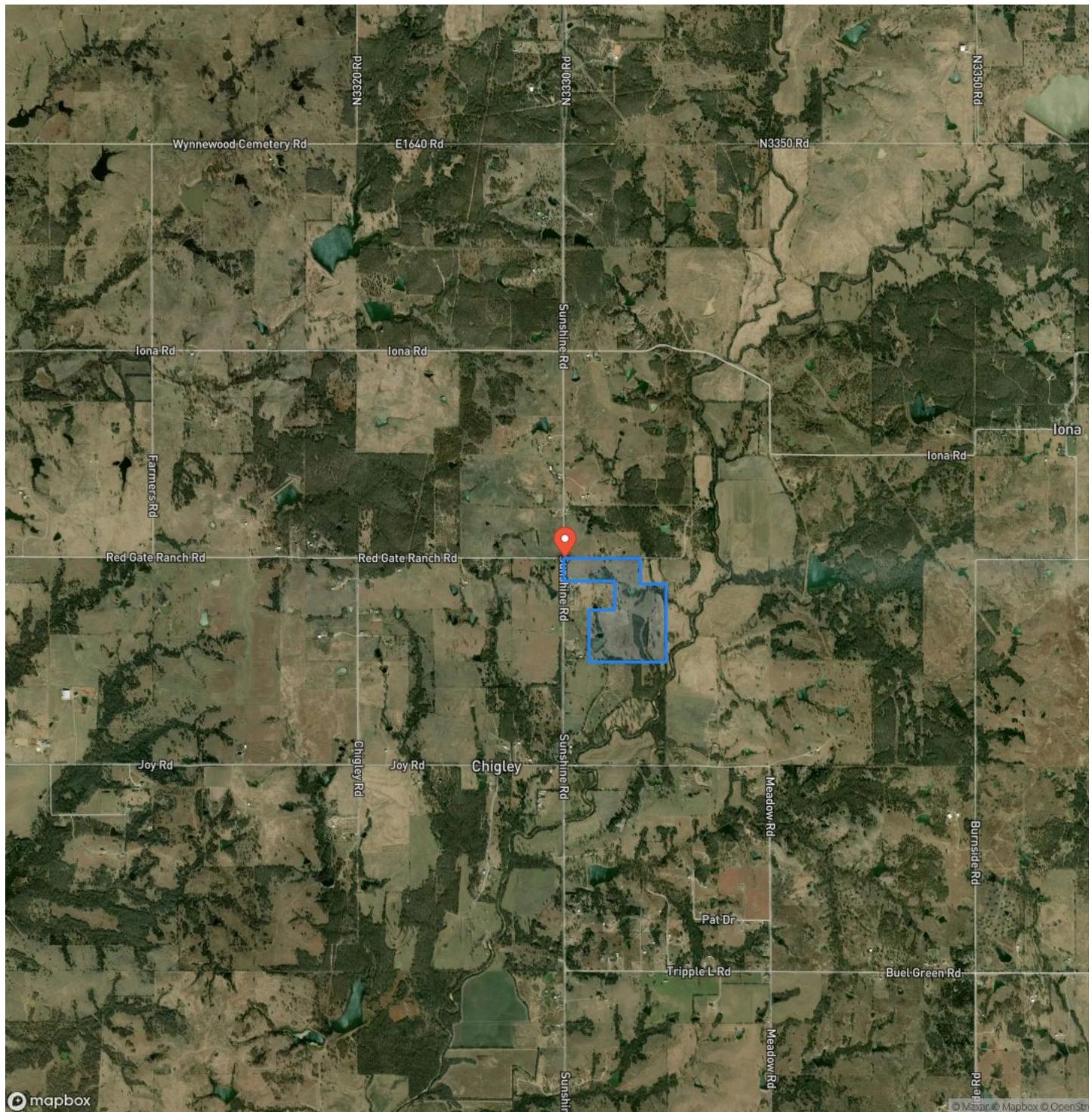
## Locator Map



## Locator Map



## Satellite Map



## **Sunshine Prairie Davis, OK / Murray County**

**LISTING REPRESENTATIVE**  
For more information contact:



## Representative

Cody Gillham

## Mobile

(580) 276-7584

## Email

cody@Legendary.Land

## Address

111 D St. SW

**City / State / Zip**

## NOTES



**MORE INFO ONLINE:**

<http://legendary.land>

## NOTES



10

**MORE INFO ONLINE:**  
<http://legendary.land>

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

---

**Legendary Land Co**  
1021 Regal Rd  
Yukon, OK 73099  
(405) 206-0914  
<http://legendary.land>

---

